

October 15, 2024

City of Pearland Planning Commission
3519 Liberty Drive
Pearland, Texas 77581

Re: Landscape Architectural Services
Water Operations Building (Alice Water Plant)
Pearland, Texas
EHRA Project No. 211-136-00

Dear City of Pearland Planning Commission:

This letter is written in response to the request for a landscape buffer on the east end of the existing Alice Water Plant Site. The responses below detail the reasons the landscape buffer requested is not feasible in design:

Response to Comments

1. Tree Planting Code Regulations are not feasible on site:

Sec. 29½-29. - Tree planting regulations.

(a)Easements and rights-of-way. The location of replacement trees shall not be an area such that the mature canopy or roots of the tree will interfere with any public utility. No tree shall be planted within ten (10) feet of a fire hydrant.

2. Marked PDF of existing site conditions provided by Project Architect:

Based on conflicts with existing fencing line, existing drainage swale, existing utilities, and facility structures there is no room along the east boundary or most of the site for any landscaping improvements, including trees and by association irrigation lines.

There is no room for drainage adjustments that would allow for the adequate space needed to plant an ornamental or shade tree.

For reference, the marked PDF is scaled to minimal dimensions for ornamental trees (15 ft) and shade trees (20 ft).

The trees in the center are for scaling purposes only. This area would not be usable given the fire hydrant proximity.

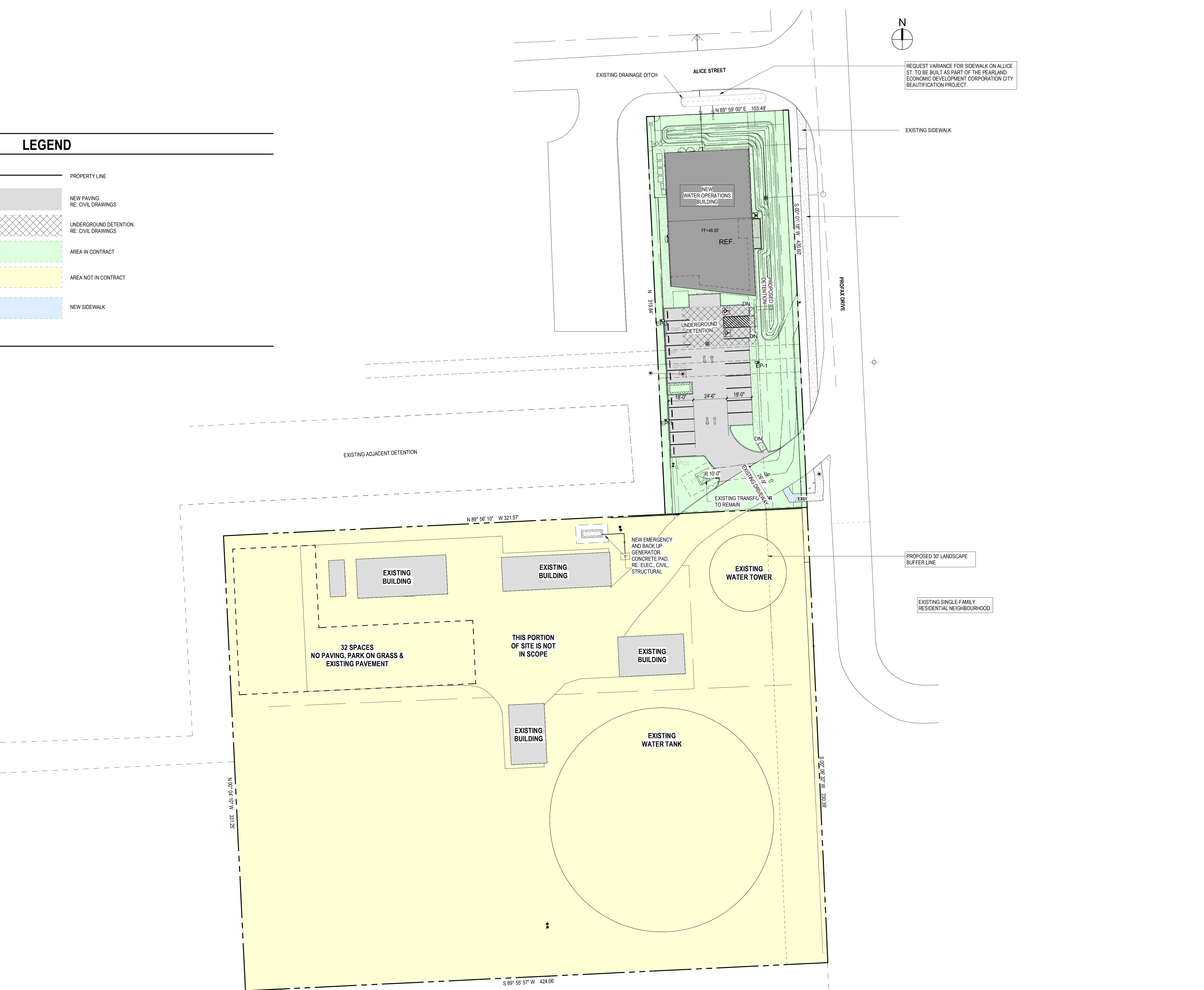
The only possible location for trees appears to be on the northwest corner of the site. However, if trees are planted on the northwest corner of the site, there is not enough space to meet the number requested (9 shade trees and 4 ornamentals). Also, providing irrigation to the northwest corner of the site could be challenging given the many utilities in the way.

I trust that the information submitted with this letter addresses your concerns. Should you have any questions or require additional information, please contact me at 713-337-7430 or via e-mail at cgonzalez@ehra.team

Sincerely,



Cristian Gonzalez
Landscape Architecture Project Manager



These drawings have been prepared as one coordinated set of drawings and are complimentary. What is required by one drawing is required by all of the drawings, even if a detail or component part is not identified on every sheet. Any user's reliance on a single or select few sheet(s) of the drawings without consideration for the information included in the entire set of drawings will be at the user's sole risk and shall not form the basis for a request for additional compensation or time.

MK.	DESCRIPTION	DATE

Kirksey
ARCHITECTURE

Houston + Austin + Dallas

City of Pearland, Texas

WATER OPERATIONS BUILDING

1550 Profax Dr
Pearland, TX 77581

**VARIANCE REQUEST
SITE PLAN**

Job No.: 2021248
Date:
Dwn By:
Chkd By:

0.03

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BASED ON INFO PROVIDED THIS IS THE ONLY AREA ON SITE WHERE TREES COULD BE PROVIDED.

THIS AREA IS FREE OF DISTURBING DRAINAGE OF SITE AND AFFECTING STRUCTURES AND UTILITIES WITH TREE'S ROOT ZONES THAT GROW WITH TIME.

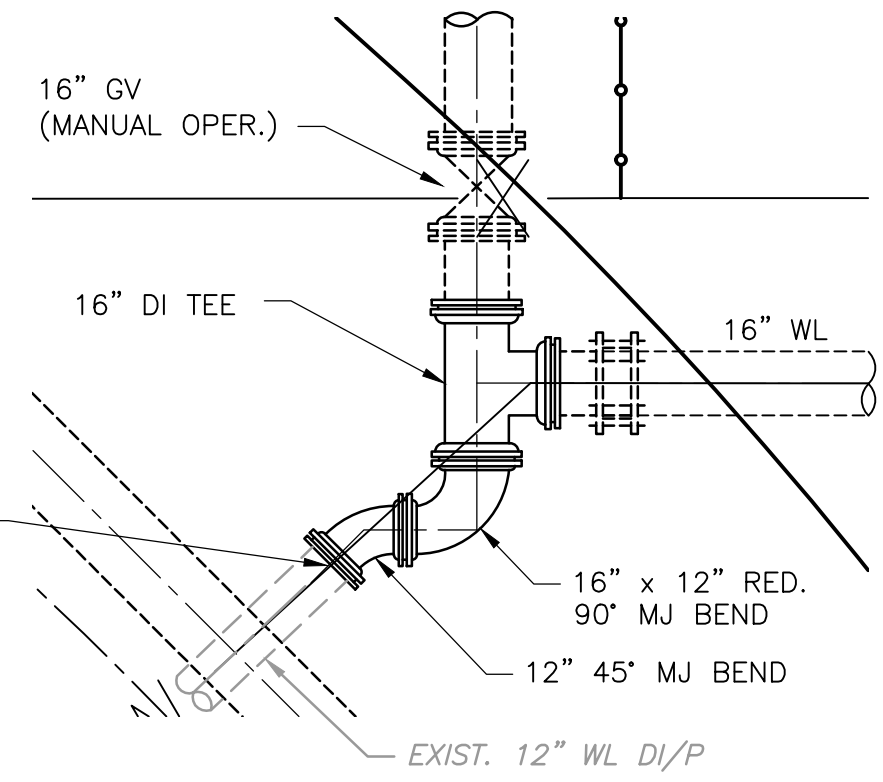
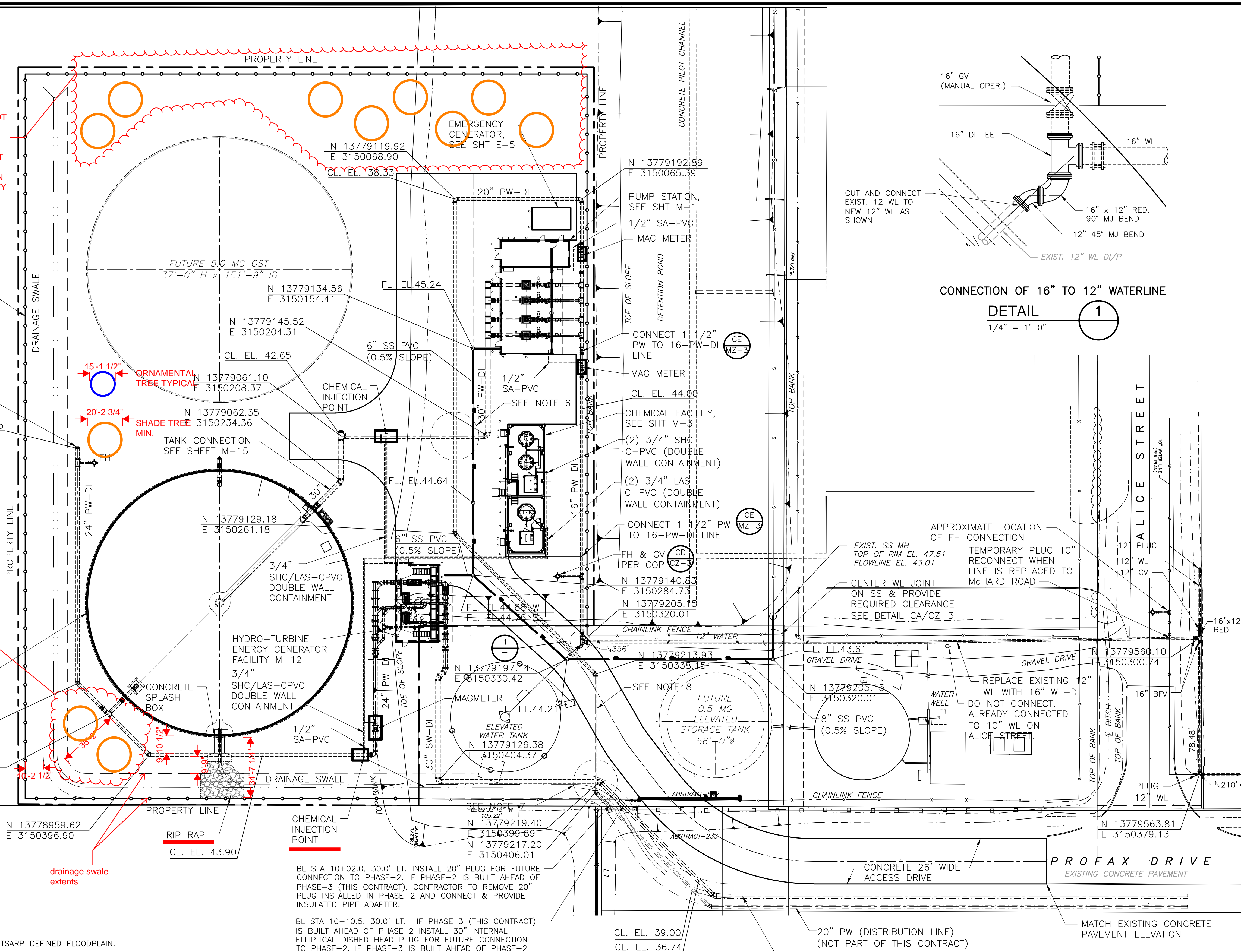
HOWEVER ACCESS FOR IRRIGATION CONNECTION IS NOT FEASIBLE AS THERE WILL NEED TO BE A DIRECT CROSS/WORK IN THE AREA OF IMPORTANT UTILITY CONENCTIONS TO THE WATER TANK STRUCTURES AND THEIR SYSTEMS

CHAIN LINK FENCE W/ 3 STRAND BARBED WIRE AT TOP. FENCE TO FOLLOW PROPERTY LINE, OFFSET = 4'-0"

24" PLUG FOR FUTURE CONNECTION

ANY LANDSCAPE IMPROVEMENTS IN THE NORTH COULD AFFECT THESE FUTURE PLANS UTILITY ROUTING AND CONENCTIONS

not recommended, too close to utilities in direct contact with water tank



CONNECTION OF 16" TO 12" WATERLINE
 DETAIL 1
 1/4" = 1'-0"

- NOTES:
- ALL UNDERGROUND PIPING SHALL BE OF RESTRAINED JOINT CONSTRUCTION.
 - FIELD VERIFY EXISTING 12" WATERLINE AND CONNECTION AT 16" WATERLINE AT MCHARD AND ALL POTENTIAL UTILITY CONFLICTS.
 - 12' WATERLINE REPLACEMENT SHALL BE CONSTRUCTED IN SUCH A SEQUENCE AS TO PREVENT WATER SERVICE DISRUPTION TO NO MORE THAN 4 HOURS.
 - CONTRACTOR TO SURVEY EXISTING 12" WATER LINE AND DEVELOP PLAN AND PROFILE SHEETS AS REQUIRED TO IDENTIFY CONFLICTS PRIOR TO CONSTRUCTION.
 - ALL PIPE CROSSINGS MUST BE IN ACCORDANCE WITH DETAIL CA DRAWING CZ-3.
 - ROUTE 30" PUMP SUCTION LINE UNDER 20" POTABLE WATER AND 24" STORM SEWER WITH (4) 45° BENDS.
 - ROUTE 20" PW UNDER 30" SW WITH (4) 45° BENDS.
 - MAINTAIN MINIMUM 1 FT SEPARATION BETWEEN 20" PW AND 24" STM. SWR.

FLOODPLAIN:
 PROJECT NOT LOCATED IN TSARP DEFINED FLOODPLAIN.

BENCHMARK:
 HARRIS COUNTY FLOOD PLAIN REFERENCE MARKER NO. 010135 BEING A METAL ROD STAMPED "HGCSO 76 1986" LOCATED ON MAGNOLIA ROAD 0.2+ MILES WEST OF INTERSECTION STATE HIGHWAY 35 & MAGNOLIA.

ELEVATION 45.57 (NAVD 86 - 2001 ADJUSTMENT).

TBM A5:
 CHISELED SQUARE ON TOP CURB OF C-INLET LOCATED ON THE NORTH SIDE OF MCHARD ROAD AT THE INTERSECTION OF MCHARD ROAD & PROFAX DRIVE. (EXACT LOCATION SHOWN ON SURVEY)

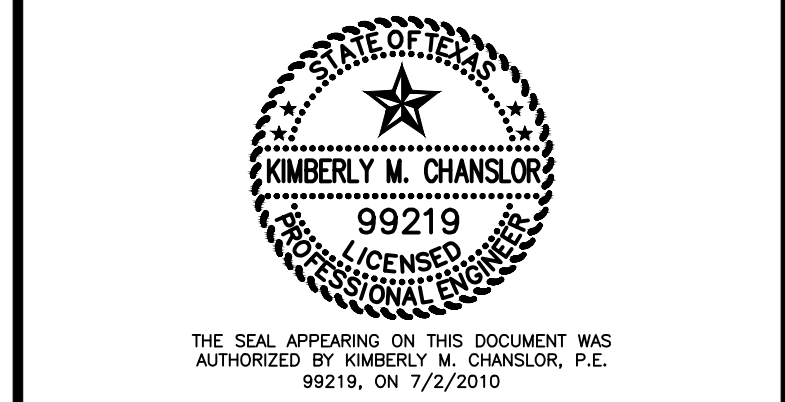
ELEVATION 44.59

BL STA 10+02.0, 30.0' LT. INSTALL 20" PLUG FOR FUTURE CONNECTION TO PHASE-2. IF PHASE-2 IS BUILT AHEAD OF PHASE-3 (THIS CONTRACT). CONTRACTOR TO REMOVE 20" PLUG INSTALLED IN PHASE-2 AND CONNECT & PROVIDE INSULATED PIPE ADAPTER.

BL STA 10+10.5, 30.0' LT. IF PHASE 3 (THIS CONTRACT) IS BUILT AHEAD OF PHASE 2 INSTALL 30" INTERNAL ELLIPTICAL DISHED HEAD PLUG FOR FUTURE CONNECTION TO PHASE-2. IF PHASE-3 IS BUILT AHEAD OF PHASE-2 (THIS CONTRACT). CONTRACTOR TO REMOVE 30" PLUG INSTALLED AND CONNECT & PROVIDE INSULATED PIPE ADAPTER.

YARD PIPING PLAN
 PLAN
 1"=30'

REVISED FOR RECORD	11/13	TG	KMC
REVISION PER ADDENDUM NO. 3	4/7/10	JMM	KMC
MK. DESCRIPTION	DATE	DWN.	CHK.



CDM
 3050 Post Oak Boulevard, Suite 300
 Houston, Texas 77056
 Tel: (713) 423-7300 Fax: (713) 640-0173
 Texas Registration Number F-3043
 consulting • engineering • construction • operations



City of Pearland, Texas
 Alice Street Water Plant
 3702 Alice Street
 YARD PIPING PLAN

RECORD DRAWING

THIS RECORD DRAWING HAS BEEN PREPARED BASED ON A COMBINATION OF INFORMATION PROVIDED BY OTHERS AND BY CDM SMITH. THEREFORE, THE ENGINEER HAS NOT VERIFIED THE ACCURACY OF ALL THE INFORMATION. TO THE BEST OF THE ENGINEER'S BELIEF AND KNOWLEDGE, THE INCLUDED RECORD INFORMATION IS REASONABLY ACCURATE.

By **Kimberly M. Chanslor** Date NOV 2013
 CDM Smith TEXAS P.E. 99219

Project No.: 63918-62916	Scale:	SHEET
Date: APRIL, 2010	HORZ: 1"=30'	12
Dwn By: JMM	VERT:	OF 104
Chk By: K. CHANSLOR	Dwg. No: C-7	

MATCH LINE SEE SHEET C-8 FOR CONTINUATION

METES AND BOUNDS
SUBJECT TRACT
3.99 ACRES (173,706 SQUARE FEET)
ALL OF A CALLED 0.500 ACRES, A CALLED 0.499 ACRES AND
A CALLED 2.9910 ACRES
H.T.&B.R.R. COMPANY SURVEY, A-542
BRAZORIA COUNTY, TEXAS

Being 3.99 acres (173,706 square feet) of land, all of a called 0.500 acres, out of Lot 52, of the Zychlinski Subdivision, Section 2, Recorded under Volume 29, Page 43 Deed Records of Brazoria County, Texas, conveyed to the City of Pearland by deeds recorded under Volume 1238, Page 799 Deed Records of Brazoria County, Texas (DR BCT), all of a called 0.499 acres, out of Lot 48, of said subdivision, conveyed to said City of Pearland by deeds recorded under Volume 1706, Page 875 DR BCT and all of a called 2.9910 acres, out of said Lot 48, of said subdivision, conveyed to the City of Pearland by deeds recorded under County Clerk's File Number (CCF) 2009055013 Official Public Records of Brazoria County, Texas (OPR BCT), said 3.99 acre tract lying in the H.T.&B.R.R. Company Survey, Abstract 542 and being more particularly described by metes and bounds as follows:

BEGINNING at a found 5/8 inch iron with cap in the South right-of-way (ROW) of Alice Street, 60' ROW, and the West property line of said 0.500 acres, marking the Northeast corner of a called 0.828 acres, of the Final Plat of Storer Cable Microwave Antenna Tract, recorded under Volume 17, Page 363 MR BCT, Map Records of Brazoria County, Texas (MR BCT), conveyed to Associated Properties by deeds recorded under County Clerk's File Number (CCF) 2005067819 Official Public Records of Brazoria County, Texas (OPR BCT);

THENCE North, a distance of 30.19 feet to a point for corner in the center of said Alice Street, marking the Northwest corner of the herein described tract;

THENCE North 89°59'00" East, along the center of said Street, a distance of 103.49 feet to a point for corner in the West line of a called 0.7780 acres, out of Lots 42 and 57 of said subdivision, conveyed to City of Pearland by deeds recorded under CCF 2006016407 OPR BCT, marking the Northeast corner of the herein described tract;

THENCE South 00°01'18" West, passing at a distance of 315.45 feet to a found 5/8 inch iron rod with cap, marking the Southwest corner of said 0.7780 acres, also being the most Southerly Northwest corner of the remainder of a called 20.03 acres, all of Lot 3 of the Walcott's Pearland Subdivision and Parts of the Lots 42 and 57 of said Zychlinski subdivision, conveyed to Koza Interests, LTD. by deeds recorded under CCF 03 006017 OPR BCT, passing at a distance of 319.65 feet a found 1 inch iron pipe, marking the Southwest corner of said remainder of 20.03 acres, also being the Northwest corner of called 19.4462 acres, conveyed to T & B Alexander Family LTD. by deeds recorded under CCF 96-044930 OPR BCT and continuing for a total distance of 420.60 feet to a found 1/2 inch iron rod, marking the most Easterly Northeast corner of a called 2.9910 acres, out of said Lot 48 of said Zychlinski subdivision, conveyed to City of Pearland by deeds recorded under CCF 2009055013 OPR BCT, also being an angle point of the herein described tract;

THENCE South 00°06'32" West, a distance of 230.39 feet to a found 5/8 inch iron rod with cap, marking the most Easterly Northeast corner of the remainder of a called 19.9491 acres, out of said Lot 48, of said Zychlinski Subdivision, Section 2, conveyed to Koza Interests, LTD. by deeds recorded under CCF 03 006018 OPR BCT and Alvarez Interests, LTD. by deeds recorded under CCF 03 006018 OPR BCT, also being the Southeast corner of the herein described tract;

THENCE South 89°55'57" West, along the North line of said remainder, a distance of 424.06 feet to a found 5/8 inch iron rod with cap, marking an internal corner of said remainder, also being the Southwest corner of the herein described tract;

THENCE North 00°04'10" West, a distance of 331.25 feet to a found 5/8 inch iron rod with cap, marking an internal corner of said remainder, also being the most Westerly Northwest corner of the herein described tract;

THENCE North 89°56'10" East, a distance of 321.57 feet to a found 5/8 inch iron rod with cap in the West line of said remainder of a called 0.499 acres, also being the Northerly Southeast corner of said remainder of a called 19.9491 acres, marking an internal corner of the herein described tract;

THENCE North, passing at a distance of 109.21 feet a found 5/8 inch iron rod with cap, marking the Northeast corner of said 0.828 acres, also being the Northeast corner of said remainder of a called 19.9491 acres, continuing for a total distance of 319.84 feet to the POINT OF BEGINNING containing a computed 3.99 acre (173,706 square feet) of land.

STATE OF TEXAS
COUNTY OF BRAZORIA

We, City of Pearland, acting by and through MINEC HODGE A.C.M. owners of the property subdivided in this plat of Clearwire HOU0554A, 3.99 acres out of the H.T. & B.R.R. Survey, A-542, City of Pearland, Brazoria County, Texas, do hereby make subdivision of said property for and on behalf of said City of Pearland, according to the lines, lots, streets, alleys, reserves, parks, and easements as shown hereon and dedicate for public use as such the streets, alleys, parks, and easements shown hereon forever, and do hereby waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easements dedicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to such grades, and do hereby bind ourselves, our heirs, successors and assigns to warrant and defend the title to the land so dedicated.

In testimony hereof, City of Pearland has caused these presents to be signed by Mike C. Hodge this 8th day of July, 2010.

BY: Mike C. Hodge
BY: _____

STATE OF TEXAS
COUNTY OF BRAZORIA

Before me, the undersigned authority, on this day personally appeared Mike C Hodge known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that both executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated.

Given under my hand and seal of office, this 9th day of July, 2010.

Judy D Kraja
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

I, David J. Strauss, Registered Professional Land Surveyor No. 4833, do hereby certify that this plat correctly represents a survey made under my supervision on the ground in accordance with the information provided me and correctly represents the facts as found at the time of survey and is true and correct and that all boundary corners, lot corners, angle points, and points of curvature are properly marked with 5/8 inch diameter iron rods three feet long or as shown on the plat.

David J. Strauss
David J. Strauss, RPLS No. 4833

This is to certify that the City Planning Director of the city of Pearland, Texas has approved this Minor plat and subdivision of Clearwire HOU0554A and is in conformance with the laws of the State of Texas and the ordinances of the City of Pearland as shown hereon and authorizes the recording of this plat this 16th day of July, 2010.

Lata Krishnarao
Lata Krishnarao, AICP
Director of Planning
City of Pearland, Texas

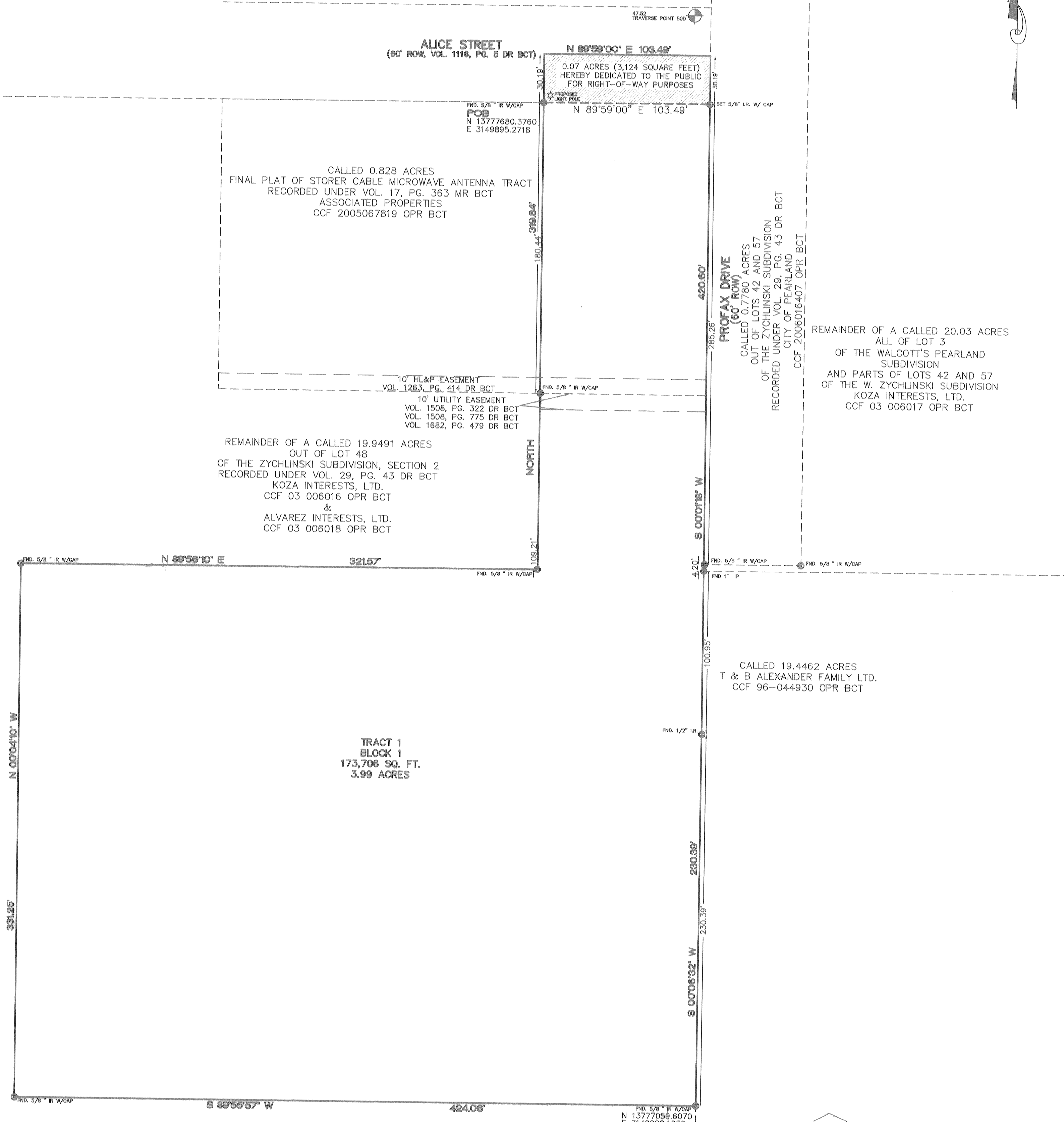
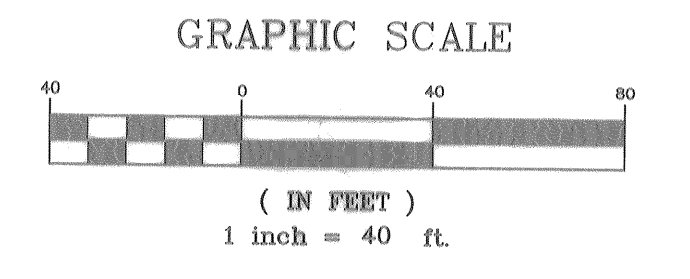
Approved for the City of Pearland, Texas this 21 day of July, 2010.

Darrin Coker
City Attorney

Narciso Lira III
Narciso Lira III, P.E.
City Engineer

REMAINDER OF A CALLED 19,9491 ACRES
OUT OF LOT 48
OF THE ZYCHLINSKI SUBDIVISION, SECTION 2
RECORDED UNDER VOL. 29, PG. 43 DR BCT
KOZA INTERESTS, LTD.
CCF 03 006016 OPR BCT
&
ALVAREZ INTERESTS, LTD.
CCF 03 006018 OPR BCT

OWNER/DEVELOPER:
City of Pearland
Mike Hodge, Assistant City Manager
3519 Liberty Drive
Pearland, TX 77581
Ph:(281)652-1600



ALICE STREET
(60' ROW, VOL. 1116, PG. 5 DR BCT)

N 89°59'00" E 103.49'

0.07 ACRES (3,124 SQUARE FEET)
HEREBY DEDICATED TO THE PUBLIC
FOR RIGHT-OF-WAY PURPOSES

CALLLED 0.828 ACRES
FINAL PLAT OF STORER CABLE MICROWAVE ANTENNA TRACT
RECORDED UNDER VOL. 17, PG. 363 MR BCT
ASSOCIATED PROPERTIES
CCF 2005067819 OPR BCT

REMAINDER OF A CALLED 19,9491 ACRES
OUT OF LOT 48
OF THE ZYCHLINSKI SUBDIVISION, SECTION 2
RECORDED UNDER VOL. 29, PG. 43 DR BCT
KOZA INTERESTS, LTD.
CCF 03 006016 OPR BCT
&
ALVAREZ INTERESTS, LTD.
CCF 03 006018 OPR BCT

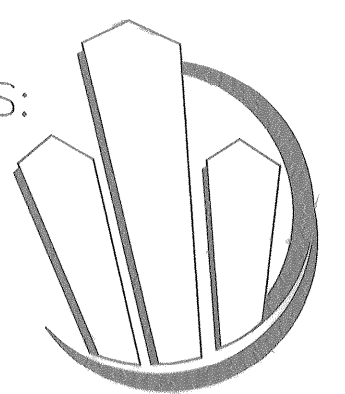
PROFAX DRIVE
(60' ROW)
CALLLED 0.7780 ACRES
OUT OF LOTS 42 AND 57
OF THE ZYCHLINSKI SUBDIVISION
RECORDED UNDER VOL. 17, PG. 363 MR BCT
CITY OF PEARLAND, TEXAS
CCF 2006016407 OPR BCT

REMAINDER OF A CALLED 20.03 ACRES
ALL OF LOT 3
OF THE WALCOTT'S PEARLAND
SUBDIVISION
AND PARTS OF LOTS 42 AND 57
OF THE W. ZYCHLINSKI SUBDIVISION
KOZA INTERESTS, LTD.
CCF 03 006017 OPR BCT

TRACT 1
BLOCK 1
173,706 SQ. FT.
3.99 ACRES

REMAINDER OF A CALLED 19,9491 ACRES
OUT OF LOT 48
OF THE ZYCHLINSKI SUBDIVISION, SECTION 2
RECORDED UNDER VOL. 29, PG. 43 DR BCT
KOZA INTERESTS, LTD.
CCF 03 006016 OPR BCT
&
ALVAREZ INTERESTS, LTD.
CCF 03 006018 OPR BCT

SURVEYORS:



TOWN & COUNTRY SURVEYORS, LLC
ATTN: NAOMI STRAUSS
25307 NORTH FREEWAY, SUITE 100
THE WOODLANDS, TX 77380
(281)465-8730
FAX (281)465-8731

FLOOD STATEMENT

Flood Statement: I have examined the Federal Emergency Management Agency's Flood Insurance Rate Map for Harris County, Texas, Map Number 48039C0035, Effective Date of September 22, 1999, and the map indicates this tract to be in "Other Areas, Zone 'X', determined to be outside 500 year flood plain"; No portion of this plat lies within a designated Special Flood Hazard Area, inundated by 100 year flood or Other Flood Areas.

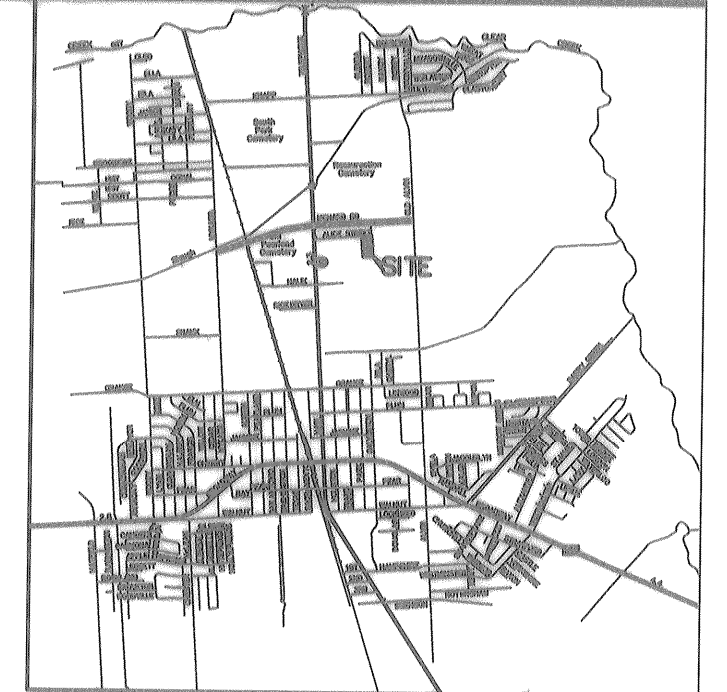
Warning: If this site is not within an identified Special Flood Hazard Area, this statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. This determination has been made by scaling the property on the referenced map and is not the result of an elevation survey. This flood statement shall not create liability on the part of the surveyor.

BENCHMARK

BRASS DISK IN CONCRETE. EL. 49.290' (GEOD 03) (1973 ADJ.)

SITE BENCHMARK

SET 80D-NAIL EL. 47.52' (GEOD 03)
SET 80D-NAIL ON THE NORTH RIGHT-OF-WAY OF ALICE STREET.



VICINITY MAP
1" = 1 MILE

LEGEND

I.R.	IRON ROD
W/CAP	WITH CAP
I.P.	IRON PIPE
FND	FOUND
R/W	RIGHT-OF-WAY
VOL.	VOLUME
PG.	PG.
SO.	SQUARE
B.C.M.R.	BRAZORIA COUNTY, MAP RECORDS

GENERAL NOTES:

- All bearings referenced to the Texas State Plane Coordinate System, South Central Zone No. 4204 (NAD 83), with coordinates given in feet. Coordinates shown are surface for NAD83 and may be converted to grid by multiplying by a factor of 1.00019241.
- City of Pearland Benchmark, N-693 = Monument GPS - Brass Disk in Concrete post near the intersection of the South Right-of-Way line of F.M. 518 and the East Right-of-Way line of the G.C.&F.R.R. Elevation= 49.290' (1987 ADJ.)
- T.B.M. =Set 80D-Nail on the North Right-of-Way of Alice Street. Elevation= 47.52' (1987 ADJ.)
- This plot does not lie within a Municipal Utility District at the time of platting.
- There are no pipelines or pipeline easements within the boundary of this plot.
- A four-foot wide sidewalk will be required along Alice Street at the time of development.
- No existing street lights were located at time of platting. One street is proposed at time of development.

Doc# 2010033004
08/04/2010 1:44PM
BRAZORIA COUNTY
JOYCE HUDNAY
CLERK
Fees \$61.00
George Hedman

3702 ALICE STREET
MINOR PLAT OF CLEARWIRE TX HOU0554A
TRACT 1 BLOCK 1
3.99 ACRES (173,706 SQ. FT.)
LOCATED IN
H.T. & B.R.R. CO.SURVEY, A-542
CITY OF PEARLAND
BRAZORIA COUNTY, TEXAS
ALSO BEING LOTS 48 & 52, SECTION 2
ZYCHLINSKI SUBDIVISION
VOLUME 29, PAGE 43 B.C.M.R.

JUNE 2010